

NO: **R147**

COUNCIL DATE: **SEPTEMBER 8, 2014**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **August 20, 2014**

FROM: **Acting General Manager, Engineering**

FILE: **0910-30/172**

SUBJECT: **Approval of the Sale of Closed Portion of Road Allowance adjacent to
12465 – 55 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 123.6 m² (1,330 ft.²) area, based on final survey information, of closed road allowance adjacent to 12465 – 55 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. Ro44; 2014, a copy of which is attached to this report as Appendix I.

DISCUSSION

On March 31, 2014, Council authorized the Engineering Department (Resolution No. R14-479 related to Corporate Report No. Ro44) to proceed with the closure and sale of a portion of redundant road allowance having an area of 128 m² (1,378 ft.²) for the purpose of allowing consolidation with the property known as 12465 – 55 Avenue. The area related to the closure and sale has been adjusted to reflect final survey information. Council's approval of the sale of this portion of closed road allowance is now required to complete the final step in the road closure process as stipulated by the Community Charter.

The Community Charter requires that Council's approval to close and sell roads be obtained on two separate occasions. The first such approval is at the beginning of the closure process when Council is requested to authorize the "cancellation of highway" for the portion of road to be closed and consolidated. The second such approval is at the end of the process when Council's authorization is required to formally dispose of the closed portion of road after all the statutory requirements have been met. In accordance with Section 40 of the Community Charter, all the necessary requirements to dispose of this redundant portion of road allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

CONCLUSION

It is recommended that Council approve the sale of the closed portion of road allowance adjacent to 12465 – 55 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. Ro44; 2014.

Gerry McKinnon
Acting General Manager, Engineering

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Appendix I - Corporate Report Ro44; 2014

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CORPORATE REPORT

NO: *R044*

COUNCIL DATE: *March 31, 2014*

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 6, 2014**

FROM: **Acting General Manager, Engineering**

FILE: **0910-30/172**

SUBJECT: **Closure of Road Allowance Adjacent to 12465 – 55 Avenue**

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a bylaw to close and remove the dedication as highway of a 128 m² (1,378 ft.²) area of road allowance located adjacent to the property at 12465 – 55 Avenue as generally illustrated in Appendix I attached to this report.

BACKGROUND

1. Property Description

The road allowance area proposed for closure has an area of 128 m² (1,378 ft.²) and is an irregular-shaped portion of unconstructed road located along the southeast frontage corner of the adjacent lot at 12465 – 55 Avenue. The lot at 12465 – 55 Avenue is improved with a two storey with basement home that was built in 2011. The owner of the lot at 12465 – 55 Avenue has applied to acquire the closure area and consolidate it with that lot.

2. Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the property at 12465 – 55 Avenue are zoned Half-Acre Residential (RH) Zone, and are designated as "Suburban" in the Official Community Plan.

DISCUSSION

1. Purpose of Road Closure

The area of road proposed for closure is considered to be surplus to the City needs and will be consolidated with the adjacent property at 12465 – 55 Avenue to straighten the front property line of that adjacent lot for landscaping purposes.

The proposed closure has been circulated to all potentially concerned City Departments for review and all are supportive of the proposal.

As required under Section 40 (4) of the Community Charter, all utility companies potentially affected by the proposed road closure have been consulted and none has expressed any objections.

2. Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the closed road allowance as determined by an independent appraiser.

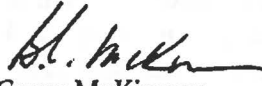
All area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently as the road allowance area proposed for closure is not required for road purposes and is to be consolidated with the adjacent private property in support of planned and orderly development in Panorama Ridge.

CONCLUSION

The proposed road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject road allowance area in preparation for its sale and consolidation as generally described in this report.

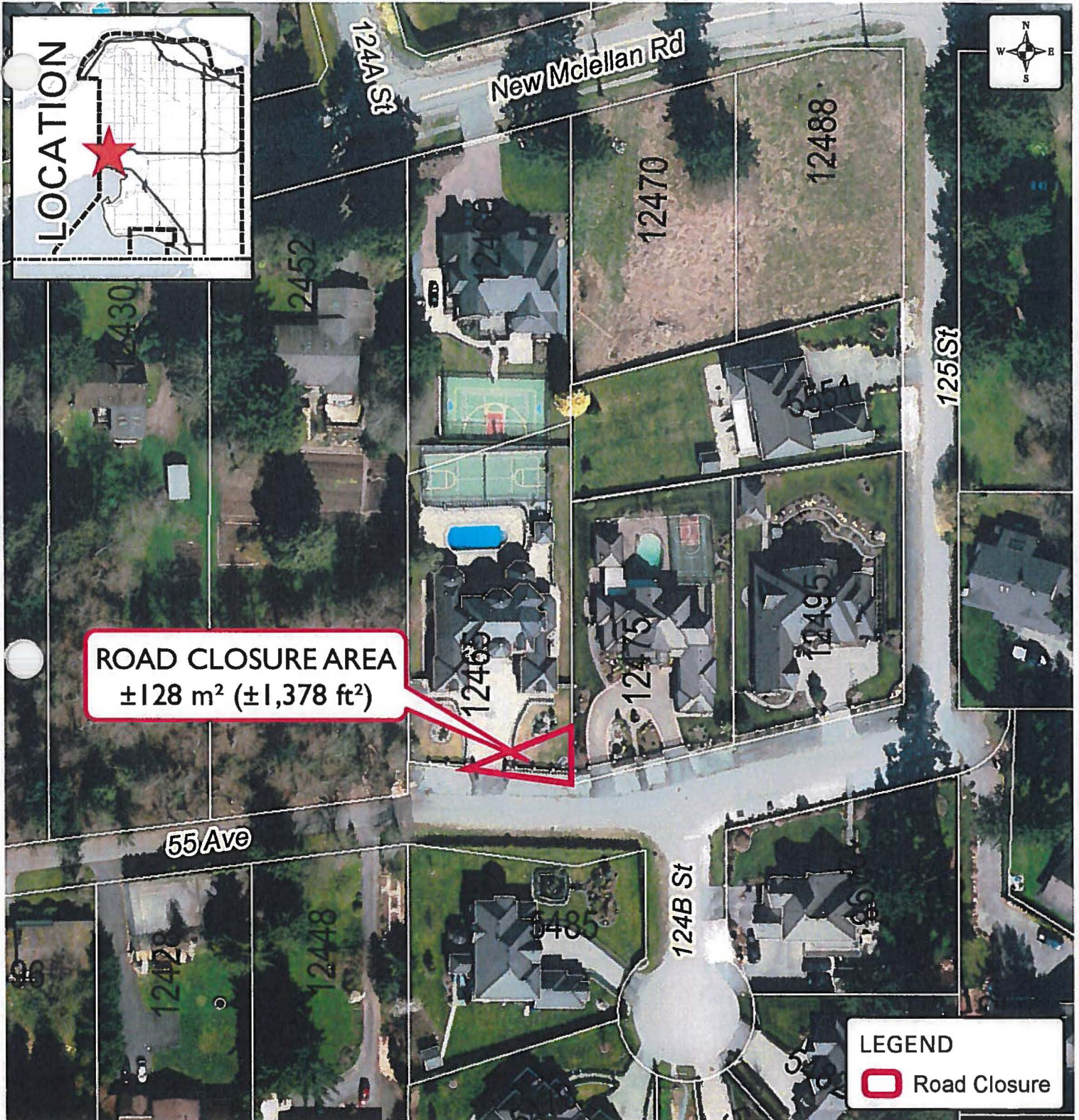

Gerry McKinnon
Acting General Manager, Engineering

AW/amg

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Appendix I: Aerial Photograph of Road Closure Area

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 05-Mar-2014, JJR

Date of Aerial Photography: March 30, 2013



Closure of Road Allowance
Adjacent to 12465 – 55 Avenue

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.

This information is provided for information and convenience purposes only.

Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

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